086.0	0001	0015.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,144,200	/	1,144,200
USE VALUE:	1,144,200	/	1,144,200
ASSESSED:	1,144,200	/	1,144,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
105		CRESCENT HILL AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KENNEY EDWARD C
Owner 2:	
Owner 3:	
Street 1:	105 CRESCENT HILL AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KENNEY EDWARD P/TRUSTEE -
Owner 2:	KENNEY FAMILY TRUST -
Street 1:	105 CRESCENT HILL AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 20,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1900, having primarily Wood Shingle Exterior and 2884 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	20000.000	430,200		714,000	1,144,200
Total Card	0.459	430,200		714,000	1,144,200
Total Parcel	0.459	430,200		714,000	1,144,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 396.74 | /Parcel: 396.7

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 54309

GIS Ref

GIS Ref

Insp Date 08/30/18

!7003!

PREVIOUS ASSESSMENT

Parcel ID: 086.0-0001-0015.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	430,300	0	20,000.	714,000	1,144,300	1,144,300	Year End Roll	12/18/2019
2019	104	FV	348,500	0	20,000.	703,800	1,052,300	1,052,300	Year End Roll	1/3/2019
2018	104	FV	348,300	0	20,000.	540,600	888,900	888,900	Year End Roll	12/20/2017
2017	104	FV	326,300	0	20,000.	510,000	836,300	836,300	Year End Roll	1/3/2017
2016	104	FV	326,300	0	20,000.	469,200	795,500	795,500	Year End	1/4/2016
2015	104	FV	271,400	0	20,000.	438,600	710,000	710,000	Year End Roll	12/11/2014
2014	104	FV	271,400	0	20,000.	403,900	675,300	675,300	Year End Roll	12/16/2013
2013	104	FV	282,400	0	20,000.	403,900	686,300	686,300		12/13/2012

PRINT

Date	Time
12/10/20	21:41:12

LAST REV

Date	Time
11/27/18	08:37:05

danam

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 7003

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KENNEY EDWARD P	31252-507		3/28/2000	Family	50,000	No	No	4	
KENNEY EDWARD C	26891-256		12/9/1996		1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/11/2018	1308	New Wind	8,362	C				

ACTIVITY INFORMATION

Date	Result	By	Name
8/30/2018	TTL REFUSAL	BS	Barbara S
3/4/2009	Measured	372	PATRIOT
1/24/2000	Mailer Sent		
1/24/2000	Measured	263	PATRIOT
12/1/1988		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	54309
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		20000		Sq. Ft.	Site		0	70.	0.51	6									714,000						714,000	

Total AC/HA:	0.45914	Total SF/SM:	20000	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	714,000	Spl Credit		Total:	714,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	1.01407766
Const Adj.:	0.98500049
Adj $ / SQ:	159.819
Other Features:	109000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	623412
Depreciation:	193258
Depreciated Total:	430154

COMMENTS

EST 2 FAMILY.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 10		BRs: 5			Baths: 2				HB		

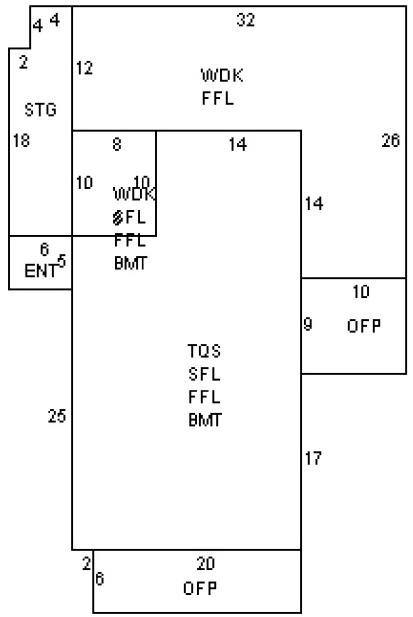
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	
1	5	2	
Totals			
2	10	5	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,404	159.820	224,385
BMT	Basement	880	47.950	42,192
SFL	Second Floor	880	159.820	140,640
WDK	Deck	604	7.540	4,555
TQS	3/4 Story	600	159.820	95,891
OFP	Open Porch	210	23.990	5,038
STG	Storage	124	7.500	930
ENT	ENTRY	30	26.000	780
	Net Sketched Area:	4,732	Total:	514,411
Size Ad	2884	Gross Are	4932	FinArea 2884

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	159.82
Special Features:	0	Val/Su Net:	90.91
Final Total:	430200	Val/Su SzAd	149.17

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

086.0-0001-0015.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1980	0.00	T	31.2	104						

More:	N	Total Yard Items:		Total Special Featues:		Total:	